

Salt Lake City Planning Division
Record of Decisions by the Historic Landmark Commission
August 4, 2016
City & County Building
451 South State Street, Room 326

1. **Almond Street Townhomes Phase 3 at approximately 286 N. West Temple Street** - Almond Street Properties, LLC, is requesting approval from the City to develop eight (8) townhomes on the property located at the above listed address in the Capitol Hill Historic District. Currently the property is vacant and zoned RMF-45 (Moderate/High Density Multifamily Residential). This request is for new construction in an historic district. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.) Case number **PLNHLC2016-00318**

Decision: Approved

2. **New-Single Family Home at approximately 715 N. West Capitol Street** - Randy Krantz, Eastwind Construction, LLC, is requesting approval from the City to build a new single family residence on the property located at the above listed address in the Capitol Hill Historic District. Currently, a foundation has been poured on the subject property but is vacant. The lot is zoned RMF-35 (Moderate Density Multifamily Residential). This project request requires approval for new construction in an historic district and for a special exception for building height. The subject property is within Council District 3 represented by Stan Penfold. (Staff contact: Lex Traughber at (801)535-6184 or lex.traughber@slcgov.com.)
 - a. **New Construction in a Historic District** - In order to build the new single-family home in the Capitol Hill Historic District, the Historic Landmark Commission must review and approve the proposed request. Case number **PLNHLC2016-00195**
 - b. **Special Exception for Building Height** - The applicant is requesting two minimal modifications to building height on the south facade of the proposed structure. The Historic Landmark Commission has decision making authority for modifications to building height for structures in local historic districts. Case number **PLNHLC2016-00560**

Decision: Approved

3. **Remodel and Rear Addition on a Single Family Residence at approximately 306 N. G Street** - Kimble Shaw, on behalf of owner Brian Damon, is requesting approval of an addition to the rear of the existing house. The house is a contributing building in the Avenues Historic District. The house is located on a corner lot and the addition will face 6th Avenue. The subject property is zoned SR-1A (Special Development Pattern Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a substantial addition to this residence and because special exception approval is required for a proposed grade change. (Staff contact: Katia Pace, (801)535-6354 or katia.pace@slcgov.com.)
 - a. **Proposed Grade Change and Additional Height on the Garage** – The special exception request is for a grade change of 5 feet for a retaining wall on the rear yard of a corner lot that will face 6th Avenue and for additional height for a garage proposed to be 15 feet for the principal structure and 12 feet for the secondary structure. Case Number **PLNHLC2016-00566**

Decision: Approved - Height of the Garage Denied - Retaining Wall Height and Grade Change

4. **Relocate, Remodel and Add to the Hawk Cabin at approximately 458 North 300 West** - David Richardson, on behalf of owner Roscoe Briscoe, is requesting approval to relocate a historic cabin from the rear of the property to the street face with a new rear addition. The Hawk Cabin is a Landmark Site and a contributing building in the Capitol Hill Historic District. The subject property is zoned RMF-35 (Moderate Density Multi-Family Residential District) and is located in City Council District 3, represented by Stan Penfold. This proposal is being referred to the Historic Landmark Commission for decision because it is a relocation of the structure and a substantial addition and remodeling. (Staff contact: Katia Pace, (801)535-6354 or katia.pace@slcgov.com.)
 - a. **Proposed Relocation** - The proposed relocation will be on a different location in the same lot. The relocation of the cabin is from the rear of the property to the street face. Case Number **PLNHLC2016-00569**
 - b. **Proposed Remodeling and Addition** - The cabin is proposed is proposed to be remodeled and to be added on the rear to create an art studio. Case Number **PLNHLC2016-00419**

Decision: Approved

Dated at Salt Lake City, Utah this 4th day of August, 2016
Michelle Moeller, Administrative Secretary